

**PLANNING & ZONING COMMISSION  
STAFF REPORT  
AUGUST 10, 2021**

**BLOOMFIELD ACRES, LLC—PLAT OF SURVEY | REZONING APPLICATION**

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**SUMMARY**

**CASE NUMBER:** SUB-21-004 and ZON-21-001

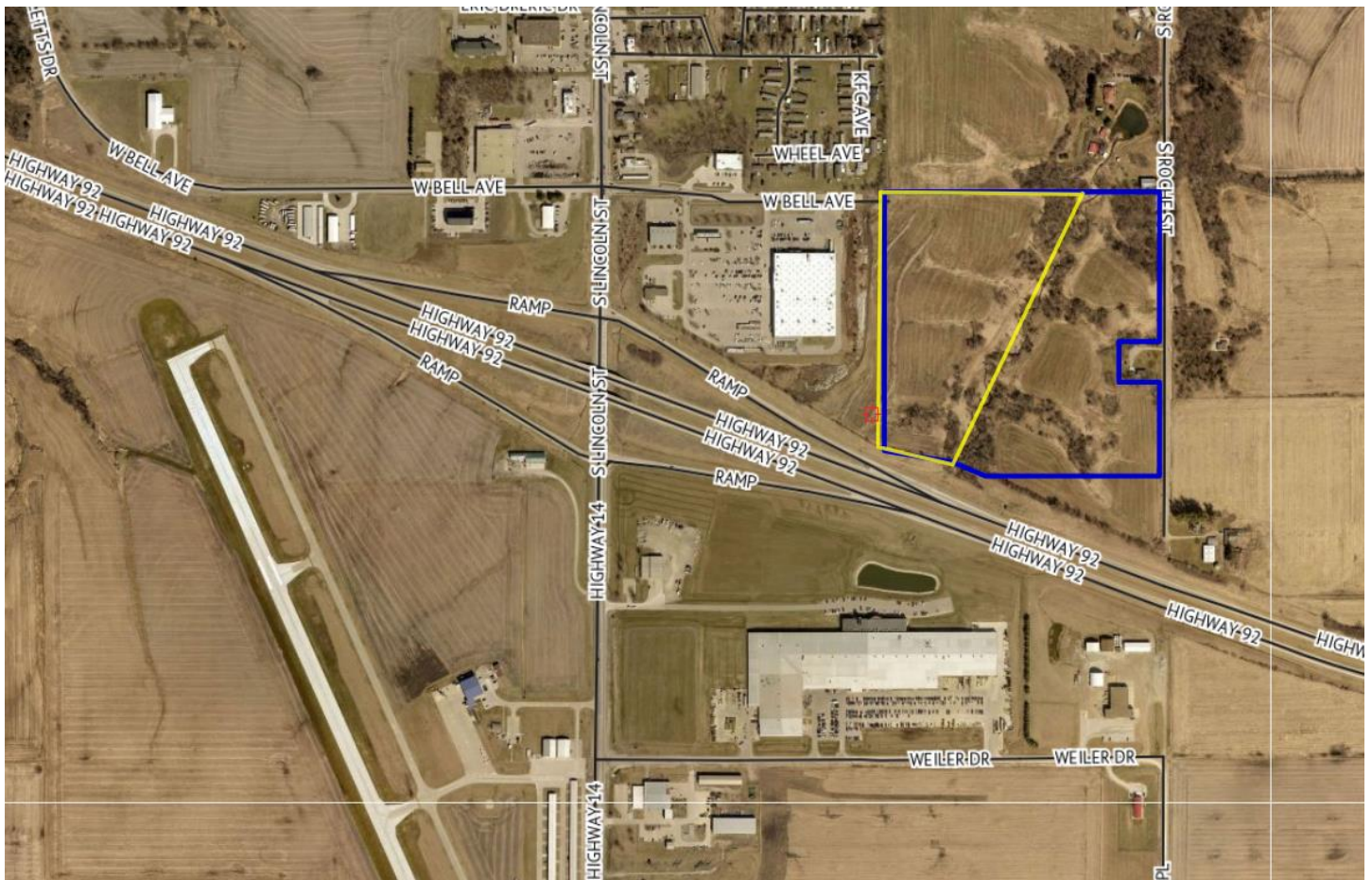
**PREPARED BY:** Bill Mettee, Planning & Zoning Administrator

**MEETING DATES:** August 10, 2021 – Planning & Zoning Commission  
August 16, 2021 – City Council

**REQUEST:** Plat of Survey approval for a Lot Split and Rezoning request from C-1 to R-3

**PURPOSE:** Plat of Survey to split a lot and Rezoning to allow for medium density multi-family development

**Recommendation:** The Planning and Zoning Department recommends approval of the Final Plat and Rezoning as presented



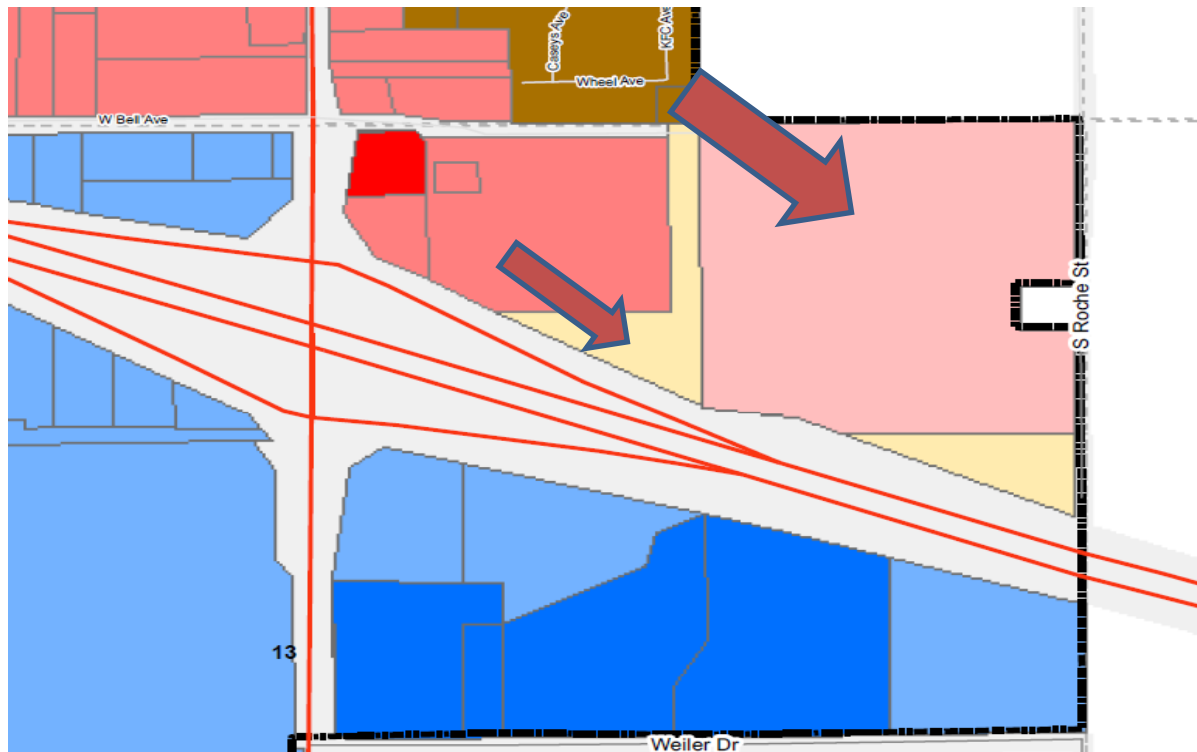
SUB-21-004 BLOOMFIELD ACRES, LLC – PLAT OF SURVEY | REZONING

**PLANNING & ZONING COMMISSION  
STAFF REPORT  
AUGUST 10, 2021**

**BLOOMFIELD ACRES, LLC—PLAT OF SURVEY**

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- Owner:** Steven and Jeannie Everly  
974 146<sup>th</sup> Avenue  
Knoxville, IA 50138
- Applicant:** Bloomfield Acres, LLC  
7008 Madison Avenue  
Urbandale, IA 50322
- Location:** Legal Description is attached to the staff report. General location is on West Bell Avenue east of Highway 14 (Lincoln Street) behind Wal-Mart
- Size:** The parcel today is 38.50 acres. After the Plat of Survey, the new parcel will be 18.440 acres.
- Zoning:** Currently, the parcel is zoned C-1 Residential-Commercial. The next agenda item at this meeting is an application to rezone this parcel from C-1 Residential-Commercial to R-3 Multi-Family Residential.
- Existing Use:** Vacant agricultural land



### Surrounding Zoning Districts:

**North:** Marion County Zoning

**South:** Iowa DOT Right of Way

**East:** Marion County Zoning

**West:** C-2 General Commercial

### Surrounding Land Uses:

Vacant Agricultural Land

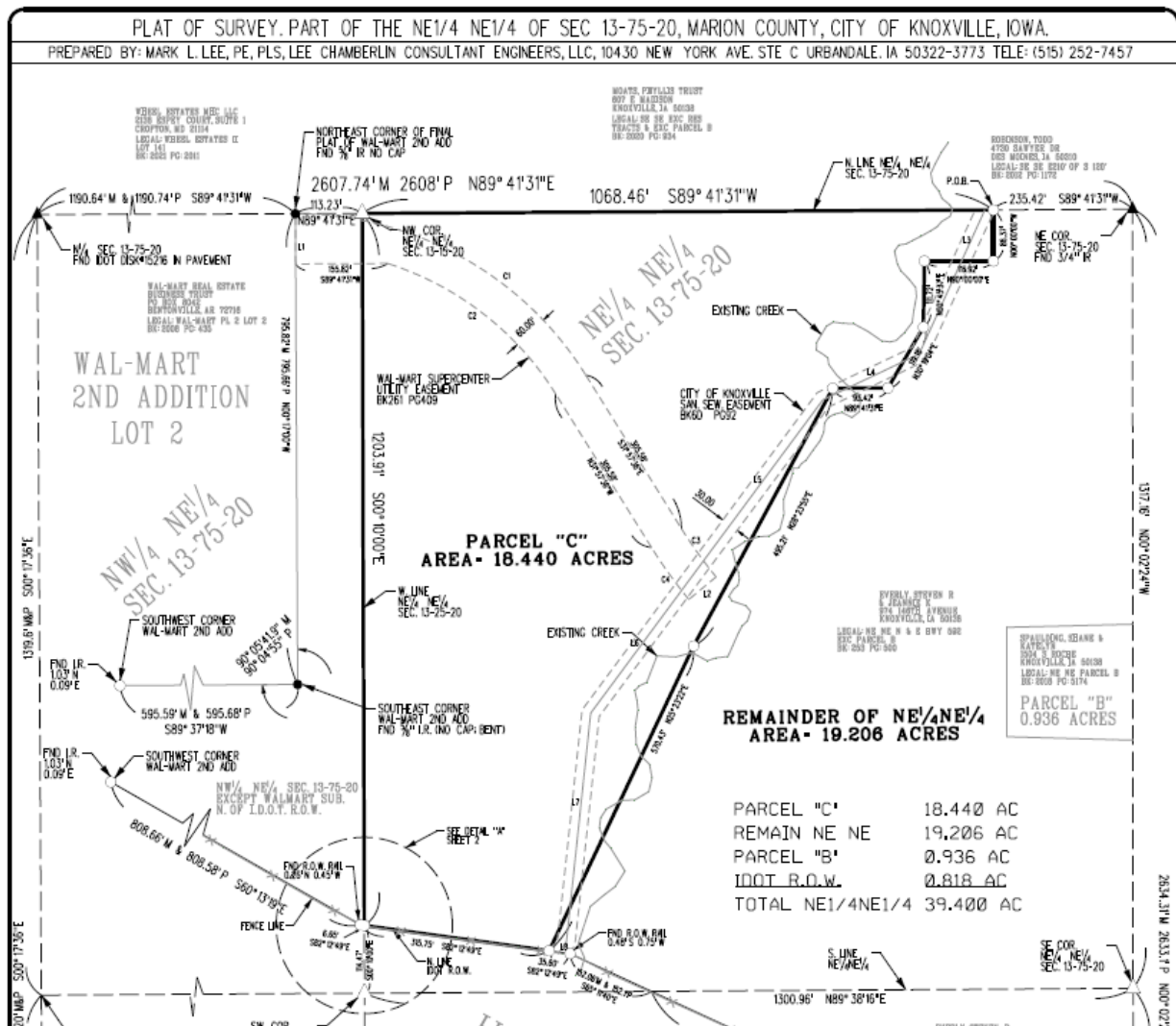
Highway 5/92

Vacant Agricultural Land

Wal-Mart

**Plat Data:** The R-3 Zoning District is intended to provide locations primarily for multiple-family housing, with supporting and appropriate community facilities. It also allows for single-family residential development to permit a mixing of uses that have relatively similar operating and development effects.

One of the principal permitted uses for R-3 zoning is "Multiple Dwelling; including row dwellings, consisting of not more than six (6) units in a continuous row, cooperative apartment houses and condominium dwellings. The proposed housing development falls in line with R-3 permitted uses.



**Staff Comments:**

1. The applicant, Kading Properties, wishes to purchase Parcel C from Everly for the purpose of constructing multi-family rental housing.
2. The construction type will be “bi-attached” or duplex style housing in a neighborhood setting.
3. Each unit will have its own garage, driveway and yard
4. The rental units will be market rate pricing.
5. Currently, the sanitary sewer cuts through the lot at a diagonal. Pat Murphy of Water Reclamation states that in order for the development to occur as presented, the sewer will need rerouted. Applicant has agreed to move the sewer line to extend beyond Bell Avenue and keep on a west to east trajectory.
6. The multi-family site plan review will be heard at the September Planning Commission hearing.
7. As a residential development greater than six acres, the site plan would be reviewed for storm water detention calculations.
8. The Plat of Survey splits Parcel # 12015007100 diagonally, roughly in half. The subject parcel will be 18.440 acres in size.
9. The rezoning application is for Parcel #s 1201500700 and 1201500600



**Planning Commission Action:**

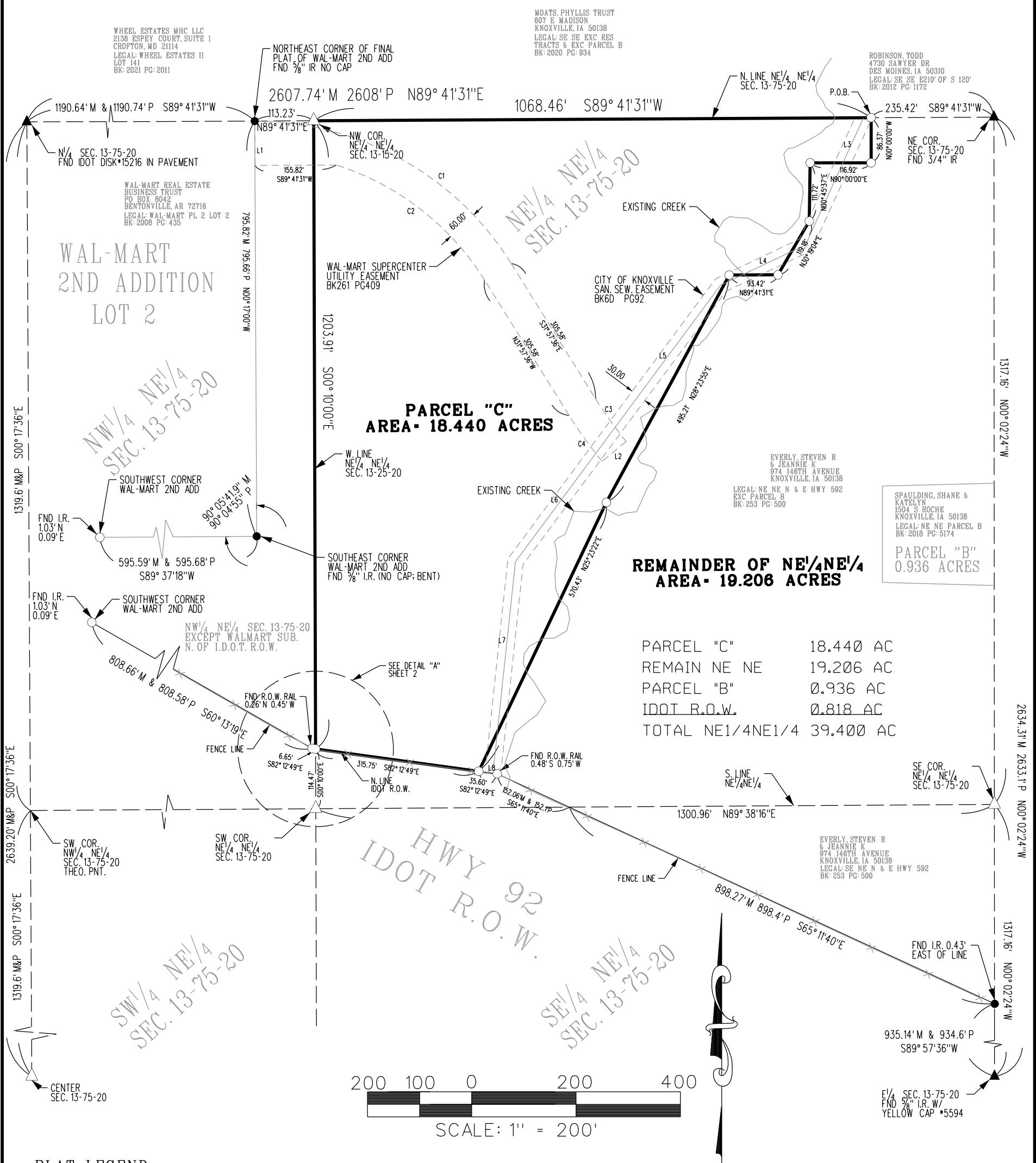
The Planning and Zoning Commission can choose one of the following four actions:

1. **Approve the Final Plat as presented (Staff Recommendation)**
2. Approve the Final Plat with Conditions
3. Deny the Final Plat
4. Table the hearing to the next meeting if more information is required



LOCATION:	NE1/4 OF NE1/4 OF SEC 13-75-20
REQUESTOR:	BLOOMFIELD ACRES LLC
PROPRIETOR:	EVERLY, STEVEN R. & JEANNIE K.
SURVEYOR:	MARK L. LEE
SURVEY CO.:	LEE CHAMBERLIN CONSULTANT ENGINEERS
RETURN TO:	MARK L. LEE, PE, PLS 10430 New York Ave, Ste C URBANDALE, IA 50322-3773 TELE: (515) 252-7457 mlee@leechamberlinengineers.com

PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, LLC, 10430 NEW YORK AVE. STE C URBANDALE, IA 50322-3773 TELE: (515) 252-7457



▲	FOUND SECTION CORNER MONUMENT	I.R.	IRON ROD (REROD)
△	SECTION CORNER SET 5/8" IRON ROD W/YELLOW CAP *11582	(M)	MEASURED DIMENSION
●	FOUND MONUMENT	(P)	PLATTED OR RECORDED DIMENSION
I	FOUND RIGHT-OF-WAY RAIL	P.O.B.	POINT OF BEGINNING
⊗	FOUND FENCE CORNER POST	P.U.E.	PUBLIC UTILITY EASEMENT
⬢	FOUND P.I., P.C., P.T., P.O.T.	—— —	SECTION LINE
○	SET 5/8" IRON ROD W/YELLOW CAP *11582	—— —	CENTERLINE
○	SET 5/8" IRON ROD W/YELLOW CAP *11582	- - - -	EASEMENT LINE
⬢	SET STEEL NAIL W/WASHER *11582	×———×	FENCE LINE
I.P.	IRON PIPE		

A circular seal with a rope-like border. The outer ring contains the text "PROFESSIONAL ENGINEER &amp; LAND SURVEYOR" at the top and "IOWA" at the bottom, separated by two stars. The center of the seal contains the text "LICENSED" at the top, "MARK LINDSAY LEE" in the middle, and "11582" at the bottom.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Name: (Printed or typed) \_\_\_\_\_ MARK L. LEE  
 License Number \_\_\_\_\_ 11582  
 My license renewal date is December 31, 2022.  
 Pages or sheets covered by this seal: SHEET 1 AND 2

PROJECT NO. 21026

PLAT OF SURVEY PART OF THE NE1/4 NE1/4 SEC 13-75-20, MARION COUNTY, CITY OF KNOXVILLE, IOWA

PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, LLC, 10430 NEW YORK AVE. STE C URBANDALE. IA 50322-3773 TELE: (515) 252-7457

LEGAL DESCRIPTION PARCEL "C"

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 75 NORTH, RANGE 20 WEST OF THE 5<sup>TH</sup> P.M., CITY OF KNOXVILLE, MARION COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

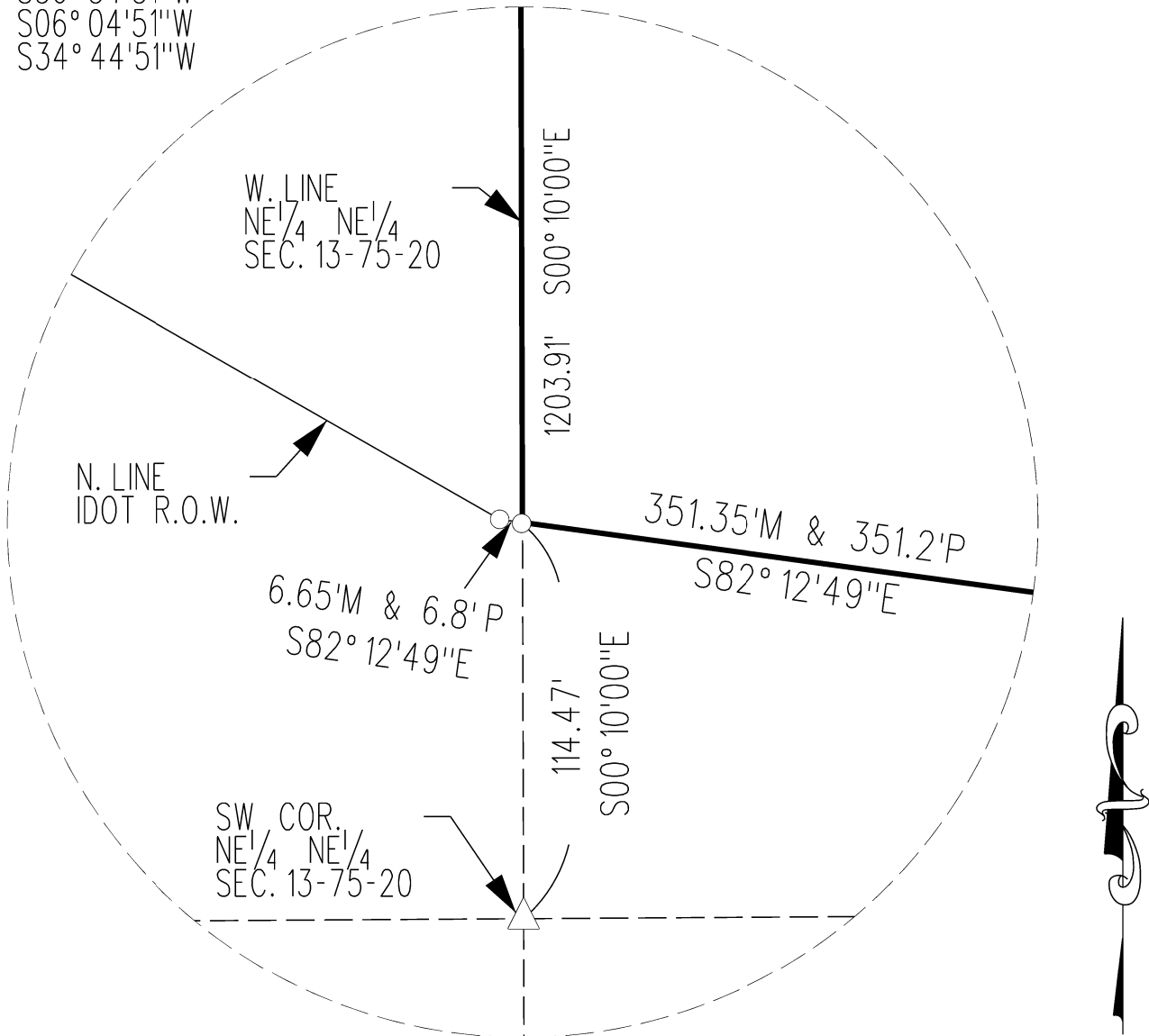
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE S89°41' 31"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 235.42 FEET TO THE POINT OF BEGINNING; THENCE S 89°41' 31"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1068.46 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE S 00°10' 00"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1203.91 FEET TO A POINT ON THE NORTH LINE OF THE STATE HIGHWAY 92 RIGHT-OF-WAY; THENCE S 82°12' 49" E ALONG THE NORTH LINE OF SAID STATE HIGHWAY 92 RIGHT-OF-WAY, A DISTANCE OF 315.75 FEET; THENCE N 25°23' 22"E, A DISTANCE OF 570.43 FEET; THENCE N 28°23' 55"E, A DISTANCE OF 495.21 FEET; THENCE N 89°41' 31"E, A DISTANCE OF 93.42 FEET; THENCE N 30°19' 04" E, A DISTANCE OF 119.18 FEET; THENCE N 00°45' 37"E, A DISTANCE OF 111.72 FEET; THENCE N 90°00' 00"E, A DISTANCE OF 116.92 FEET; THENCE N 00°00' 00"W, A DISTANCE OF 86.37 FEET TO THE POINT OF BEGINNING, CONTAINING 18.440 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

NOTES:

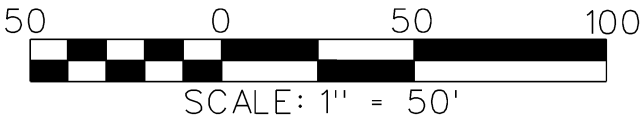
- 1. ORIGINAL PARCEL LEGAL DESCRIPTION FOUND IN WARRANTY DEED BK 253 PG 500 OF THE JASPER COUNTY RECORDER'S OFFICE.
- 2. THE IOWA D.O.T. R.O.W. FOUND IN BK 102 PG 144.
- 3. THE CITY OF KNOXVILLE SANITARY SEWER EASEMENT FOUND IN BK 6D PG 92.
- 4. WAL-MART SUPERCENTER UTILITY EASEMENT FOUND IN BK 261 PG 409.
- 5. THE PURPOSE OF THIS PLAT OF SURVEY IS FOR CONVEYANCE.

CURVE	RADIUS	LENGTH	CH BRG	CH LENGTH	DELTA
C1	580.00'	587.14'	S60° 57' 38"E	562.39'	58° 00' 04"
C2	520.00'	367.62'	S52° 12' 46"E	360.01'	40° 30' 20"
C3	770.00'	100.76'	S35° 41' 56"E	100.67'	07° 29' 50"
C4	830.00'	108.61'	S35° 42' 31"E	108.53'	07° 29' 50"

LINE	LENGTH	BRG
L1	85.00'	S00° 17' 29"E
L2	60.00'	S50° 32' 34"W
L3	267.66'	S24° 34' 51"W
L4	180.00'	S64° 34' 51"W
L5	320.00'	S36° 34' 51"W
L6	340.00'	S36° 34' 51"W
L7	389.10'	S06° 04' 51"W
L8	24.00'	S34° 44' 51"W



DETAIL "A"



LEGAL DESCRIPTION

DATE JULY 12, 2021

SHEET 2 OF 2

PROJECT NO. 21026

APPLICATION FOR REZONING OR  
ZONING ORDINANCE AMENDMENT  
CITY OF KNOXVILLE, IOWA



APPLICANT INFORMATION

Name: BLOOMFIELD ACRES, LLC  
Address: 7008 MADISON AVENUE  
City/State/Zip: URBANDALE, IOWA 50322  
Telephone: 515-645-6001  
Email: Carrie @ Kading-properties.com

PROPERTY OWNER INFORMATION

Owner's Name: Steven R. & Jeannie K. Everly  
Address: 974 146<sup>th</sup> Avenue  
City/State/Zip: Knoxville, Iowa 50138  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_

Legal Description of Property:

SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Present Zoning Classification: R-1 & C-1

ID 120150060

ID 1201500700

Proposed Zoning Classification: R-3

Existing Use Of Property: Agricultural

Proposed Use Of Property: Multi-Family

If more than one (1) landowner is included in the rezoning request, then landowners of fifty (50) percent of the area of all real estate included within the boundaries of said tract of land to be rezoned shall sign below. Signatures shall be as recorded at the County Courthouse for ownership.

Name

Address

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Signature Of Applicant/Owner: \*Doranne Every - Steven Every

Date: \* 7-16-2021

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Date Application Filed: \_\_\_\_\_

Date Fee Paid: \_\_\_\_\_

Planning and Zoning Action: \_\_\_\_\_

Date: \_\_\_\_\_

Chairman: \_\_\_\_\_

Secretary: \_\_\_\_\_



REZONING LEGAL DESCRIPTION (PARCEL ID 120150060 – R-1 TO R-3)

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 75 NORTH, RANGE 20 WEST OF THE 5<sup>TH</sup> P.M., CITY OF KNOXVILLE,  
MARION COUNTY, IOWA, EXCEPT THE FINAL PLAT OF THE WALMART  
SUBDIVISION AND NORTH AND EAST OF THE STATE HIGHWAY 92 RIGHT-OF-  
WAY.

LEGAL DESCRIPTION PARCEL "C" (PARCEL ID 1201500700, C-1 TO R-3)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 75 NORTH, RANGE 20 WEST OF THE 5TH P.M., CITY OF KNOXVILLE, MARION COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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